FILED JUL 5 1951

2048

#2048-S

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
petition of
Roland MacKenzie and
Louise F. MacKenzie
and
G. McCullough Thacker,
Contract Purchaser
For a Special Permit

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

To The Zoning Commissioner of Baltimore

Roland MacKenzie and Louise F. MacKenzie Legal Owner(s)

G. McCullough Thacker Contract Purchaser

hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, applicable to Chapter 577 of the Acts of the General Assembly of Maryland of 1945, for a Special Permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to erected thereon) hereinafter described for

Golf Driving Course + Range

Beginning on south side of Beaver Dam Road, 50 feet, thence S 80° East approximately 1800 feet, thence S 10° West approximately 1000 feet, thence S 80° West approximately 1800 feet, thence N 10° East approximately 1000 feet, thence S 80° East approximately along the center line of Beaver Dam Road, thence S 10° West approximately 25 feet to beginning.

G. McCullough Thacker
Contract Purchaser
Cockeysville, Md.
Address

Roland MacKenzie
Louise F. MacKenzie
Legal Owner(s)
Cockeysville, Md.
Address

RE: PETITION FOR A SPECIAL PERMIT FOR A GOLF DRIVING RANGE - S. S. BEAVER DAM ROAD, 1848 ft. W. COCKEYSVILLE ROAD, 8th District of Balto. Co.
Roland MacKenzie, et al, Petitioners,
G. McCullough Thacker, Cont. Purchaser

The property which is the subject of this petition is located on the south side of Beaver Dam Road, 1848 feet west of Cockeysville Road in the midst of a residential and agricultural community, much of the land in this section being devoted to farming. Many of the farms are improved by very substantial homes. The property immediately across Beaver Dam Road is improved by a very fine brick home. It is the intention of this property owner, who is a builder, to develop his property for residential use with houses comparable to the one now used as his home. Most of the land in this section is quite rolling and many of the residents enjoy an extensive view of the country side.

The use as proposed by the petitioner would necessitate flood lights from dusk to 11:00 p.m. It is felt that these lights could not but be obnoxious to the property owners and would impair the proper enjoyment of their properties. In addition, the uses which are now being made of the quarry holes along Beaver Dam Road for the operation of swimming pools have brought many outsiders to this area, thus causing unnecessary traffic hazards on the narrow country road especially on week-ends and holidays. With the addition of this facility it would only tend to aggravate the existing dangerous conditions.

It is the opinion of the Zoning Commissioner of Baltimore County that the granting of this special permit for the operation of a Golf Driving Range would be detrimental to the safety and general welfare of the community and the special permit should be denied.

It is this 25th day of July, 1951, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid special permit be and the same is hereby denied.

Zoning Commissioner
of Baltimore County

ORDERED by the Zoning Commissioner of Baltimore County this 5th day of July, 1951, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be held in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 24th day of July, 1951, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

July 6, 1951

$23.00

RECEIVED of Roland MacKenzie, et al, the sum of Twenty Three ($23.00) Dollars, being cost of petition for a special permit, advertising and posting property, south side of Beaver Dam Road, 8th District of Baltimore County.

Zoning Commissioner

Hearing:
Tuesday, July 24, 1951
at 1:00 p.m.

PAID
JUL 6 - 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

FILED JUL 16 1951

#2048

CERTIFICATE OF PUBLICATION

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND
Petition for Special Permit—8th District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for a Special Permit for the erection of a Golf Driving Range, on property located on the south side of Beaver Dam Road, 1848 feet west of Cockeysville Road, as shown on plat filed with the Zoning Commissioner, and the Zoning Regulations and Public Hearing on said Petition will be held as follows:

Place: Room 106, County Office Building, Towson, Maryland.

Date and Time: On Tuesday, July 24, 1951, at 1:00 P. M.

To determine whether or not the special exception should be granted or otherwise disposed of, particularly the erection of a Golf Driving Range.

All that parcel of land in the eighth District of Baltimore County: Beginning for the first line on the south side of Beaver Dam Road, 50 feet wide, at the end of the seventh line of the land conveyed by Charles Cockey and wife to Charles Cockey, Jr., by deed dated March 27, 1916, and recorded among the land records of Baltimore County in Liber W. P. C. No. 292, Folio 292, &c., and running for the first line thereof with the south side of Beaver Dam Road, Original Road, 50 feet wide, S. 80 degrees E. 1800 feet, more or less, to the end of the second line of the land conveyed by Charles Cockey, Jr., by deed dated March 27, 1916, and recorded among the land records of Baltimore County in Liber W. P. C. No. 292, Folio 292, &c., thence with the second line of said property as shown on Zoning Department Plat, Hearings and Zoning Department.

By Order of
ZONING COMMISSIONER OF
BALTIMORE COUNTY

July 6-14

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~XXXXXXXXX~~ 1 times ~~XXXXXXXXX~~ before the 24th day of July, 1951, the first publication appearing on the 6th day of July, 1951.

THE JEFFERSONIAN,

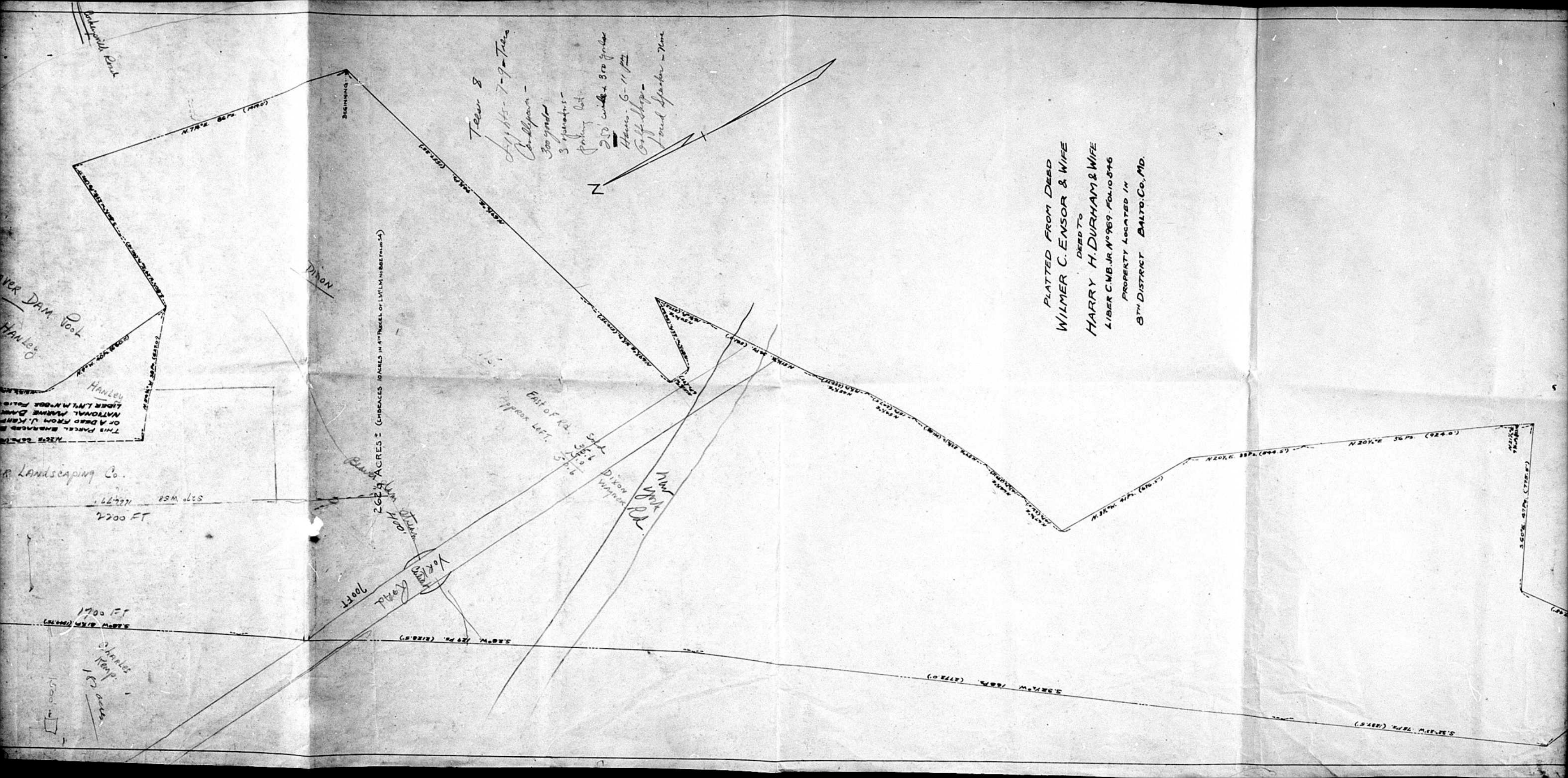
Manager.

Cost of Advertisement, $.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2048-S

District 8th
Date of Posting 7-13-51
Posted for Special Permit for Golf Driving Course + Range
Petitioner: Roland MacKenzie
Location of property: S S Beaver Dam Road 1848 feet of Cockeysville Rd. thence 17 feet left of the New Road line, thence N 80° W 50 feet, thence S 10° W 1000 feet, thence S 80° E 1800 feet, more or less, to the end of the second line of the land conveyed by Charles Cockey, Jr., by deed dated March 27, 1916, and recorded among the land records of Baltimore County in Liber W. P. C. No. 292, Folio 292, &c., thence with the second line of said property as shown on Zoning Department Plat, Hearings and Zoning Department.
Location of Signs: South side of Beaver Dam Rd. 1948 ft. west of Cockeysville Rd. approx 215 ft. west of Cockeysville Rd. on south side of Beaver Dam Rd.
Remarks:
Posted by George R. Hummel
Date of return 7-13-51


PLATTED FROM DEED
WILMER C. ENSOR & WIFE
DEED TO
HARRY H. DURHAM & WIFE
LIBER C.W.B. JR. No 969 FOLIO 546
PROPERTY LOCATED IN
8TH DISTRICT BALTO. CO. MD.
BEGINNING
York Road
Dixon
Hanley
Landscaping Co.
2200 FT
1700 FT
700 FT
Charles Kemp